

DISTRICT VI ADVISORY BOARD
Minutes

Wednesday
December 15, 2004
7:00 p.m.

Evergreen Recreation Center
2700 N. Woodland
Lounge Clubroom

The District VI Advisory Board Meeting was held at 7:00 PM at Evergreen Recreation club lounge room. In attendance were the District VI City Council Member, () District Advisory Board Members, two (2) city staff, and three (3) citizens. Approximately 12 attendee signed in.

Members Present

Council Member Sharon Fearey
Bob Schreck
Rosalie Bradley
Bob Wine
C. Brickley Foster
Bob Schreck
Linda Matney
Gil Gutierrez

Member Absent

Maurine Willis
Sandra Whittington
Dick Rumsey
Jaya Escobar
Paul Daemen
G. Harmon-y
B. Hernandez-y

Staff

Listed at end

Guests

Listed at the end

Order of Business

Council Member Fearey called the meeting to order at 7:03 p.m. and welcomed guests. DAB members were asked to introduce themselves and state their representation on the board.

Approval of Minutes

There were no minutes for approval

Approval of Agenda

The agenda was approved as submitted (**Schreck/Wine 7-0**)

Public Agenda

1. **Scheduled items:** No items were presented
2. **Off-agenda items:** No items were presented

Staff Presentations

Planning

3. **ZON2004-00061** - The *District VI Advisory Board (DAB)* considered a Zone change from "SF-5" Single-family Residential to "MF-29" Multi-family Residential Located on the northwest corner of the Douglas Avenue - McComas Avenue intersection, one block east of West Street and one block north of Douglas Avenue.

The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. **Bill Longnecker**, Planner presented the case background and reviewed the staff recommendation with members and the public.

No members of the public requested to speak on this zone change.

The applicant, Brandon Walsh was present to answer any questions

The DAB members concerns/comments were: 1) would there be access to McComas North and South, to 1st street and access to the cul-de-sac; 2) will screening cover all residential areas; 3) How will you access the units in case of an emergency; 4) What will the set back for MF be; 5) what will happen if 1st street is abandoned; 6) this is a badly developed area - this happened before it was owned by city; 7) have you seen these type of apartments built elsewhere; 8) why are you going with MF 29 not MF 18 and 9) this request is not in conformance with the zoning master plan and if it is not in accordance why don't they leave it as is. All comments or questions were answered appropriately.

Member Gutierrez asked *Longnecker* if you were the developer would you feel comfortable building this? *Longnecker* stated he spoke with the applicant about the issues.

Two other motions were made but never voted upon.

***** **Action Taken:** Motion to amend request through a Protective Overlay to Multi Family-18 (MF-18) with a limit of 9 dwelling units not to exceed 35ft in height. **(Gutierrez/Bradley7-0)**

Board Agenda

4. Problem Properties

Member Carr asked what was the definition of problem properties. **Council Member Fearey** explained the definition. If anyone has any problem properties they can notify the neighborhood assistant.

5. Neighborhood Reports

South Central Progressive Neighborhood association is hosting a holiday house tour the weekend of December 12-18th the tour includes the Fire station at Lincoln and Broadway. If anyone is interested they can call **Council Member Fearey** or Dale and Vicky Churchman.

*****Action Taken: Receive and file

Updates from Council Member Fearey

Kingsbury Park: CM Fearey said she has seen the Master plan and is aware of the motion made from DAB VI. The item was marked as #53 on the city council agenda and a motion was made to not look at the site plan until at a later date. The City Manager said it should be pulled but the Mayor wanted to hear it, so it was left on the agenda. Ron Cornejo wanted to start digging and asked why does anyone care where the sewer plant goes. **Member Fearey** said there is a process in place to follow. We should have an answer back in Feb. Meanwhile **Member Schreck** is to find out more information from his cousin pertaining to the sewer plant. **Tennis Center:** We should reject both proposals and save dollars.

21st street redevelopment: \$2.5 Million dollars of the tennis center should go to 21st street North redevelopment. **Council Member Fearey** said she couldn't vote to do this at this point. There is a process to follow with CIP. This needed to be discussed more by City Council and the District Advisory Boards. The motion for 21st redevelopment didn't state it would be from Broadway to Hood or I-135 to Hillside. There was no specific location the money was to be allocated.

Brian Kelly, resident of District VI told **CM Fearey** that she didn't help this area during the last City Council meeting and was very upset with her. **Council Member Fearey** tried to explain about the Capital Improvement Program and General obligation funds for the City of Wichita and how it works.

Member Gutierrez asked if the \$2.5million is reprogrammed, could it be used any where in the City? Response was yes. The Mayor should have specified where the money should have been used. **Council Member Fearey** said if we take this money and have no concrete area where to use it. It's going to cause problems with the CIP process. I want more money for 21st street redevelopment in District VI and will work with council to get it. The CIP already has money slated for this project for 2005 and 2006 and I don't want to lose that.

Member Wine said CIP is considered-fair game and if we use \$2.5million now we could have \$2.5 million taken out later of the CIP for District VI.

Member Gutierrez continued by saying the newspaper has us at odds. The 21st Street Business Association will work with the City of Wichita and **Council Member Fearey** will fight to get more money for 21st street redevelopment.

Member Foster stated to get the committee going and **Member Gutierrez** responded we have movement on two CDC's for business and the neighborhood.

The plan will be heard at City Council on Dec. 21st and on the 22nd with the County Commission.

Member Bradley asked how much is the county involved with this plan? Response was not much involvement from county.

With no further business to discuss, the meeting adjourned at 8:12 p.m.

Guests

Bob Aldrich	2525 Porter
Brian Kelly	5415 Edminster
Brandon Walsh	843 W. Maple

Staff

Terri Dozal	Neighborhood Assistant
Bill Longnecker	Planner

Respectfully Submitted,

Terri Dozal
6th District Neighborhood Assistant